

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: June 10, 2004 at 7:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the City Planning Board **Public Hearing** to be held at **7:00 p.m.** on **Thursday, June 10, 2004** with a **Limited Business Meeting** from **6:30 to 7:00 p.m.** and a **Limited Business Meeting** immediately following the Public Hearing in the Aldermanic Chambers, third floor, City Hall, One City Hall Plaza

I. LIMITED BUSINESS MEETING (Regulatory Matters): 6:30 – 7:00 p.m.

1. SP-09-2004 Property located at 15 School Street, an application for site plan approval for the construction of a 3,800 sq. ft. one story social club – The Raphael Social Club, Inc.
Public Hearing: 05/13/2004 [Recommendation to be distributed at meeting]
Deadline for Action: 08/08/2004
2. Any other business items from Staff or Board.

II. PUBLIC HEARINGS:

May 10th HEARING CONTINUED:

3. S-21-2003 Property located at 265 Glen Forest Drive (TM 506A-Lot 5B), an application to subdivide property to create seven (7) single family building lots - Verres Financial Corp.
Public Hearing Held: 05/13/2004
Public Hearing Continued: 06/10/2004
Deadline for Action: 07/08/2004
4. S-17-2004 Property located at 1366 Beech Street, an application to subdivide property to create a lot of 32,799 sq. ft., and a building lot of 22,364 sq. ft. – Gregory Barrett
Public Hearing Held: 05/13/2004
Public Hearing Continued: 06/10/2004
Deadline for Action: 07/08/2004
5. CU-15-2004 Property located at 33 Elm Street (Sausage Heaven), an application for a conditional use permit for food preparation (proposal includes outside dining). – Marc Rousseau
Public Hearing Held: 05/13/2004

Public Hearing Continued: 06/10/2004
Deadline for Action: 07/08/2004

6. CU-16-2004 Property located at 33 Elm Street (Sausage Heaven), an application for a conditional use permit to allow alternative parking, per Section, 10.02 D-4 of the zoning ordinance (modification of previously approved CU-03-2003) – Marc Rousseau
Public Hearing Held: 05/13/2004
Public Hearing Continued: 06/10/2004
Deadline for Action: 07/08/2004

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS**:

Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

7. S-25-2003 Property located at 93 Fairmount Avenue, an application to subdivide property to create one new single family building lot – Richard & Dorothy McLaughlin Rev. Trust
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
8. S-14-2004 Property located at 188 Riverbank Road, an application to subdivide and consolidate Parcels “A” & “B” with other land of applicant – Michael & Jane Pinard
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
9. S-21-2004 Property located at 130 & 164 Tarbell Street, an application for a lot line adjustment for TM-637, Lot 9 and TM-590, Lot 37B - Adrian & Judy Gagne & Glenn & Maureen Gamblin
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
10. S-22-2004 Property located at 207 Stark Lane, an application to subdivide property to create one new single family building lot – Scott P. Jean, Trustee
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
11. S-23-2004 Property located at 134 Brock Street, an application to subdivide property to create a new single family building lot – Estate of James J. Gallagher
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004

12. S-24-2004 Property located at 2329 Elm Street, an application to subdivide property to create a new single family building lot – Thomas K. Lindsley
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
13. S-25-2004 Property located at 1041 Bridge Street, an application to subdivide TM 674, Lot 6 to create a 29,323 sq. ft. lot, and a 4.9 acre lot – Pierre J. Peloquin and Denis P. Proulx
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
14. S-26-2004 Property located at 525 Mast Road, an application to subdivide property into 3 single family lots, with one lot containing an existing single family dwelling – Nu-Form Construction, LLC.
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
15. S-27-2004 Property located at 739 Page Street, an application to subdivide property to create a new single family building lot – William Raymond and Karen Smith
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
16. SP-12-2004 Property located on South Commercial Street, an application for site plan approval for
construction of a 6 story, 125 room hotel with parking and landscape improvements - Roedel Partners, LLC
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
17. SP-13-2004 Property located at 425 Lake Avenue, an application for site plan approval for construction of a convenience store with gasoline sales, and drive-thru facility – John A. Ragonese
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
18. CU-18-2004 Property located at 425 Lake Avenue, an application for a conditional use permit to allow gasoline sales – John A. Ragonese
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
19. SP-14-2004 Property located at 17 S. Bedford Street, an application for site plan approval for modifications and revisions to the property for auto repair and sales – Paul G. Blouin (D/B/A – Auto City, South Bedford Street Holdings, LLC)
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004
20. CU-21-2004 Property located at 17 S. Bedford Street, an application for a conditional use permit to allow auto sales – Paul G. Blouin (D/B/A – Auto City, South Bedford Street Holdings, LLC)
Public Hearing: 6/10/2004
Deadline for Action: 08/12/2004

21. CU-19-2004 Property located at 706 Valley Street, an application for a conditional use permit for a reduction from the required number of parking spaces, as required by the installation

of a refrigeration unit and bulkhead stair – Litsa's LLC (D/B/A – Luigi's)

Public Hearing: 06/10/2004

Deadline for Action: 08/12/2004

III. LIMITED BUSINESS MEETING (Regulatory Matters):

[Current Matters]

22. CU-15-2004 Property located at 33 Elm Street (Sausage Heaven), an application for a conditional use permit for food preparation (proposal includes outside dining). – Marc Rousseau
Public Hearing Held: 05/13/2004
Public Hearing Continued: 06/10/2004
Deadline for Action: 07/08/2004
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Public Hearing Held: 05/13/2004
Public Hearing Continued: 06/10/2004
Deadline for Action: 07/08/2004
23. S-25-2003 Property located at 93 Fairmount Avenue, an application to subdivide property to create one new single family building lot – Richard & Dorothy McLaughlin Rev. Trust
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004 [Recommendation Enclosed]
24. S-14-2004 Property located at 188 Riverbank Road, an application to subdivide and consolidate Parcels "A" & "B" with other land of applicant – Michael & Jane Pinard
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Deadline for Action: 08/12/2004 [Recommendation Enclosed]
25. S-21-2004 Property located at 130 & 164 Tarbell Street, an application for a lot line adjustment for TM-637, Lot 9 and TM-590, Lot 37B - Adrian & Judy Gragne & Glenn & Maureen Gamblin
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Public Hearing: 06/10/2004

Deadline for Action: 08/12/2004 [Recommendation Enclosed]

29. S-25-2004 Property located at 1041 Bridge Street, an application to subdivide TM 674, Lot 6 to create a 29,323 sq. ft. lot, and a 4.9 acre lot – Pierre J. Peloquin and Denis P. Proulx
Public Hearing: 06/10/2004
Deadline for Action: 08/12/2004 [Recommendation Enclosed]
30. S-26-2004 Property located at 525 Mast Road, an application to subdivide property into 3 single family lots, with one lot containing an existing single family dwelling – Nu-Form Construction, LLC.
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33. Any other business items from Staff or Board.